

HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Property Address:	3140 Highland Place, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
Meeting Date:	May 26, 2011	X Concept Review
H.P.A. Number:	11-279	X Alteration
Staff Reviewer:	Anne Brockett	New Construction

On behalf of owners Jane and Bill Stetson, architects at Barnes Vanze, seek concept review for adding an attic dormer, rebuilding the existing front steps, and replacing the rear door at this Cleveland Park home. The house was designed by architect Robert Head for owner B.P. Hooke in 1901 along with the house next door at 3138 Highland. Both were built by Cleveland Park developer John Simpson.

The house has a flared hipped roof with dramatic eaves and brackets. It features a front-facing dormer with intricate diamond pane windows reflecting the fenestration on the main floors and a less ornate dormer on the west side of the roof.

Project Description

The proposal would add a third dormer to the house on the east side of the roof. The dormer would closely resemble the dormer present on the east roof of 3138 Highland, which has three original dormers and was designed and constructed by the same team at the same time as the subject property. The dormer would be sided to match the original siding on the subject house and would feature a slightly flared eave as does its model at 3138 Highland. Three diamond-pane casements would match the windows on the front dormer.

Although the dormer would not be centered on the east elevation, as is typical of dormers, its slight offset will not be perceptible from the street due to the angle of visibility on Highland, as seen in the perspective sketch.

The steps leading from the sidewalk to the leadwalk will be rebuilt in concrete to match the original material. The rear door will match the historic door and will not be visible.

Evaluation

The dormer addition is consistent with similar dormer proposals approved by the Board in the Cleveland Park Historic District. It is designed to reflect the character of the house and neighborhood, and uses the existing historic dormer next door as a model. The staff would recommend that the dormer be lowered slightly from the roof ridge as are the other dormers on the house and to be consistent with previous dormer approvals.

The staff supports the replacement of the concrete steps and rear door, with the recommendation that the concrete be tinted so as not to be a glaring white color. With the coloring of the concrete and the adjustment of the dormer height, the alterations are compatible with the subject house and the character of the Cleveland Park Historic District in form, scale, and materials, and design.

Recommendation

The HPO recommends that the Board approve the project with a slightly lowered dormer roof and the use of tinted concrete and delegate final approval to staff.